031.0	0001	0003.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,086,100	/	1,086,100
USE VALUE:	1,086,100	/	1,086,100
ASSESSED:	1,086,100	/	1,086,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11	-13	PALMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VATAN PIROOZ
Owner 2:	
Owner 3:	
Street 1:	PO BOX 397921
Street 2:	
Twn/City:	CAMBRIDGE
St/Prov:	MA Cntry: Own Occ: N
Postal:	02139 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,675 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1900, having primarily Vinyl Exterior and 3818 Square Feet, with 2 Units, 2 Baths, 2 3/4 Baths, 1 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6675.000	584,200	5,700	496,200	1,086,100
Total Card	0.153	584,200	5,700	496,200	1,086,100
Total Parcel	0.153	584,200	5,700	496,200	1,086,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 284.47 | /Parcel: 284.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 031.0-0001-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	584,200	5700	6,675.	496,200	1,086,100	1,086,100	Year End Roll	12/18/2019
2019	104	FV	499,800	5700	6,675.	527,200	1,032,700	1,032,700	Year End Roll	1/3/2019
2018	104	FV	499,800	5700	6,675.	384,600	890,100	890,100	Year End Roll	12/20/2017
2017	104	FV	468,500	5700	6,675.	334,900	809,100	809,100	Year End Roll	1/3/2017
2016	104	FV	468,500	5700	6,675.	285,300	759,500	759,500	Year End	1/4/2016
2015	104	FV	390,400	5700	6,675.	279,100	675,200	675,200	Year End Roll	12/11/2014
2014	104	FV	390,400	5700	6,675.	229,500	625,600	625,600	Year End Roll	12/16/2013
2013	104	FV	406,000	5700	6,675.	218,300	630,000	630,000		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2554

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	15826-468		10/1/1984		158,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/9/2005	472	Add Bath	21,896			G6	GR FY06	add 2 3/4 baths &
11/10/2003	965	Siding	21,000					

ACTIVITY INFORMATION

Date	Result	By	Name
10/7/2017	MEAS&NOTICE	HS	Hanne S
5/6/2009	Measured	189	PATRIOT
7/29/2005	Permit Visit	BR	B Rossignol
3/11/2004	External Ins	BR	B Rossignol
2/23/2000	Measured	264	PATRIOT
6/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6675		Sq. Ft.	Site		0	80.	0.93	1									496,198						496,200	

Total AC/HA: 0.15324 | Total SF/SM: 6675 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 496,198 | Spl Credit | Total: 496,200

PRINT

Date	Time
12/10/20	17:56:45

LAST REV

Date	Time
10/16/17	13:49:43

ekelly

GIS Ref
GIS Ref
Insp Date 10/07/17

!2554!

USER DEFINED

Prior Id # 1:	21283
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

User Acct 21283

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	14 - Multi- TnHs		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	0.95846063
Const Adj.:	0.99989998
Adj $ / SQ:	134.171
Other Features:	150000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	717669
Depreciation:	133486
Depreciated Total:	584182

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

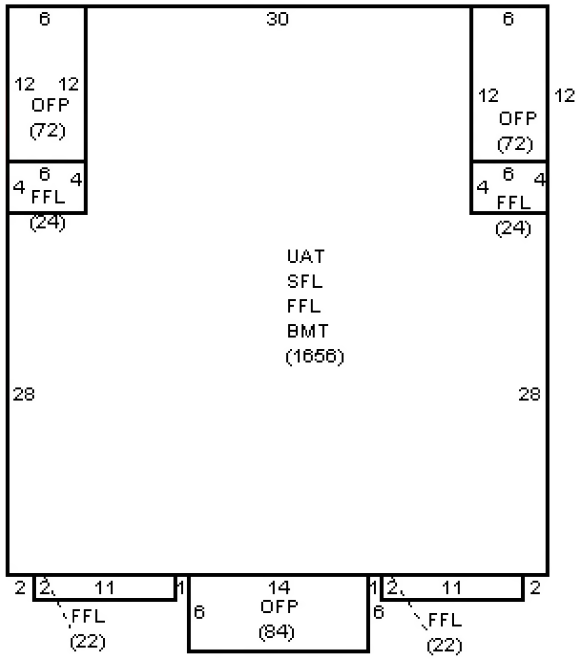
No Unit	RMS	BRS	FL
2	6	3	
Totals			
2	12	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	134.17
Special Features:	0	Val/Su Net:	102.46
Final Total:	584200	Val/Su SzAd	171.62

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,748	134.170	234,531
BMT	Basement	1,656	40.250	66,656
SFL	Second Floor	1,656	134.170	222,187
UAT	Upper Attic	414	93.920	38,883
OFP	Open Porch	228	23.730	5,411

Net Sketched Area:	5,702			Total:	567,668
Size Ad	3404	Gross Are	6944	FinArea	3818

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 031.0-0001-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	2	12X18	A	FR	1915	26.57	T	50	104			5,700			5,700

More:	N	Total Yard Items:	5,700	Total Special Featues:		Total:	5,700